



PRESIDENT'S THOUGHTS FOR SURF PINES RESIDENTS



~~ October 2018~~

Susan Holloway

It was a beautiful summer in Surf Pines with sunshine for us and gloriously high grass for the elk to enjoy. The intermittent arrival of the rain seems almost welcome and lowers the danger of grass fires. I am always sorry to see the summer flowers and vegetables go and get replaced by the golden grasses and dried blackberries, but the arrival of the dragonflies in September can minimize the loss. We are lucky to have seasons.

It was a busy summer in Surf Pines~~garage sales and picnics, paving repairs, and lots of construction projects changing the landscape. The Annual Meeting was well attended: the budget passed and two new Board members were elected by you. Austin Kauffman and Peter Durant have joined the Board. They each bring business experience to your organization as they contribute to the Association. In addition we feted the 32 new families that have joined the Surf Pines Community since August of 2016.

Thank you to everyone who worked to make the summer events successful. The garage sale and picnic were organized and hosted by the Community Relations Committee. The Garage Sale was the largest ever and attendance at the picnic continues to increase. I hope everyone had a wonderful time. Special thanks to Don Kruger and John Yerke for negotiating a solution to the previous road repair deficiencies.

John and Carol Gates were given a glorious farewell gift from you of nearly \$3,000 ~~ and a grand set of good wishes for Happy Travel as they transition to a new phase in their lives. They will work for the Elks and enjoy the open road.

Your **Board** *will tackle big issues* again this year. The agenda includes discussions and decisions about the budget approved **Reserve Study, CC&Rs and Bylaws, improving the web site**, and always representing you with *issues with financial implications*. As a Board we will continuously work to foster a feeling of community as we work through the differences. The Board will handle issues with transparency, compassion, respect and fairness to all.

Reserve Study: Tom Smith and his robust committee, aided by the Excel skills of Anne Keller, have begun tackling the Reserve Study. John Gates and I began identifying all of the Surf Pines assets three years ago to add to the work of the Roads and Grounds Committee and the Roads Maintenance plan. We calculated the current condition and estimated repair needs. My concern stemmed from two points: I did not want to manage repairs by crisis and felt that planning allowed preventative measures rather than surprises. Little did I know that the state had just begun demanding that of Homeowner Associations. A year ago we hired a Reserve Study Company to begin the process formally. We will keep you informed as Tom and the Committee make progress. Their findings will impact the budget each year.

Short Term Rentals: Clatsop County began mandating that any homeowner in the County who rented for less than 30 day register and complete a full analysis of safety and service features of the home. It was an onerous and expensive undertaking for any home owner who applied. October 1, 2018 is the deadline for registering so we should know which homes within Surf Pines have complied and are allowed to rent. This is important information for the Association so that Ken can provide secure rental codes that are good 24/7 as well as safeguard the renters should there be an emergency. The Surf Pines Rental Standards are on hold as we work with the County Program. Our intent with standards was to ensure that Surf Pines remained a safe and residential community for all residents and guests. Should you have any issues with a rental home let the homeowner know of your concern and contact the county with the form they have provided on line.

CC&Rs and Bylaws: John Yerke, Don Kruger and I continue to refine the CC&Rs and Bylaws that we shared with you in April. Each document has undergone additional edits and we look forward to sharing the next version for your thoughts. We hope to have the documents to you by early November and will hold Focus Groups to afford you the opportunity to weigh in on these important Association documents. Please read them carefully and know that rather than restricting, they are intended to strengthen the Association.

Be Our Guest at the Oktoberfest: Sumptuous food awaits all residents, including children, at the fall festival. The Community Relations Committee is hosting a fun evening of food and music on ***Friday night October 12, 2018, 5:30 pm at Camp Kiwanilong***. Just bring yourself, your children and/or grandchildren and join the fun. No contributions of food are necessary. Do bring an adult beverage if desired, as the beverages provided will be water and soda.

Welcome to Ken and Shawna Weist: We are delighted to have Ken and Shawna join our community. Thank you to Anne Keller, John Yerke, Mel Rogie and Debbie Eddy who joined me in interviewing and evaluating the candidates for the Security & Maintenance Position. We had twelve candidates apply for the position and were fortunate to be able to hire Ken Weist. Ken brings multiple skills to the job and I presume you have already seen some of his efforts on the roads, trails and gates. He has cleaned all the pumps, readying them for the fall and winter rains; cleaned up the scotch broom along the Right of Ways; and dealt with a variety of Security issues ~~ all within a few weeks of being on the job. Shawna has done an amazing job with the gate codes and computer clean up. We thank her. In addition to his other duties, Ken and I undertook to refresh the Security and Maintenance house. It will look lovely inside for years to come. Ken has also begun cleaning the siding and will do the same for the Meeting House. You will be happy to know that we were able to complete the job at 70% of the budget.

I look forward to the fall at Surf Pines as the grasses die back, the baby elk grow up and we celebrate our beautiful environment. I hope to see you at Oktoberfest on October 12th, our fall celebration.